

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5816 Surrey St., Chevy Chase	Meeting Date:	5/23/2018
Resource:	Secondary Resource, (Post-1915) (Somerset Historic District)	Report Date:	5/16/2018
Applicant:	Neal Thompson	Public Notice:	5/9/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/36-18E	Staff:	Michael Kyne
PROPOSAL:	Dormer construction and alteration		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with conditions** the HAWP application.

- 1) **The ridge of the proposed new dormer will be lowered slightly for differentiation and compatibility, with final review and approval delegated to staff.**
- 2) **The leftmost dormer will be inset a minimum of 6” from edge of the main roof, with final review and approval delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource (Post-1915) within the Somerset Historic District
STYLE: Cottage Style
DATE: 1935



PROPOSAL

The applicant proposes the following work items at the subject property:

- Alter two non-historic rear dormers.
- Construct a new rear attic dormer.
- Extend an existing rear bay roof, creating a canopy.

Please note that the other work items described in the application (i.e., remove the vinyl siding and install new cedar siding, replace non-original windows, and replace the existing slate roof in-kind) were recently reviewed at the April 10, 2018 HPC meeting, and the Commission approved the proposal with the condition that the original wood siding on the historic house will be repaired, not replaced. These work items are not being reconsidered at this time, and no new/additional has been provided to revise these work items.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit

of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a 1935 1 ½-story Cottage Style house within the Somerset Historic District. The first story of the historic house has a stone veneer, with wood and vinyl siding above. There is wide board wood siding on the front elevation, while the original wood lap siding on the side and rear elevations has been covered with vinyl siding. There are a series of existing rear additions, which date to the 1980s and early 2000s. The 1980s rear addition has vinyl siding that matches that on the historic house, suggesting that the vinyl siding was added to the historic house when this addition was constructed. The historic house has a natural slate roof, while the additions have asphalt shingle roofing. The historic house has a mix of 4-over-4 wood double-hung windows, 6-over-6 wood double-hung windows, and 4-, 6-, and 9-lite wood casement windows. Aside from the windows on the front elevation and one on the left elevation of the historic house, all of the windows appear to have been replaced as part of previous renovations.

New Dormer

The applicant proposes to construct a new attic dormer on the rear roof plane of the historic house. The proposed dormer will be a shed dormer with roof slope and materials to match the existing rear dormers. The proposed materials include 6-lite wood casement SDL windows with permanently-affixed ¾" interior and exterior muntins and spacer bars, wood siding with 6" exposure to match the existing, and natural slate roofing to match the existing.

The proposed new dormer will be at the rear and inset from both side of the historic house, where it will be minimally visible from the public right-of-way, at best. Staff finds that, in accordance with *Standard #2*, the proposed new dormer will not remove or alter historic features that characterize the property or surrounding historic district. However, the ridge of the proposed new dormer is the same height as that of the historic

house, and staff recommends a condition of approval, stipulating that the ridge of the proposed new dormer will be lowered slightly for differentiation and compatibility, with final review and approval delegated to staff.

Dormer Alterations

The applicant proposes to alter the existing non-historic dormers at the rear of the historic house. As proposed, both dormers will be extended approximately 2 ½' to the left (as viewed from the rear), going from 15 ½' to 18' wide. The proposed materials include 6-lite wood casement and 4-lite wood fixed SDL windows with permanently-affixed ¾" interior and exterior muntins and spacer bars, wood siding with 6" exposure to match the existing, and natural slate roofing to match the existing.

As depicted in the submitted elevations, the leftmost dormer will be slightly inset from the left edge of the main roof, while the rightmost dormer will be inset from both sides of the main roof. Staff recommends a condition of approval, stipulating that the leftmost dormer be inset a minimum of 6" from edge of the main roof, with final review and approval delegated to staff. The applicant has indicated that they are amenable to this condition. Staff finds that the proposed dormer alterations, as modified by the condition, will not remove or alter historic features that characterize the property or surrounding historic district, in accordance with *Standard #2*.

Bay Roof Extension/Canopy

The applicant proposes to extend the roof of an existing non-historic bay at the rear of the historic house, creating a canopy. The proposed extension/canopy will project approximately 3 ½' beyond the existing roof toward the rear, and it will be covered with natural slate roofing to match the existing. The proposed alteration is at the rear of the historic house, where it will not be visible from the public right-of-way and will not detract from the streetscape or surrounding historic district.

After full and fair consideration of the applicants' submission, staff finds the proposal, as modified by the condition, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2 and having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, 6, and 9* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the resource and is compatible in character with the resource and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 6, and 9*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they

propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: neal@thomsoncooke.com Contact Person: Neal Thomson
Daytime Phone No.: 202-686-6583
Tax Account No.:
Name of Property Owner: Neal Thomson Daytime Phone No.: 202-747-4823
Address: 5816 Surrey Street Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.:
Contractor Registration No.:
Agent for Owner: Thomson & Cooke Architects Daytime Phone No.: 202-686-6583

LOCATION OF BUILDING/PREMISE

House Number: 5816 Street: Surrey St
Town/City: Chevy Chase Nearest Cross Street: Dorset Ave
Lot: 34 Block: 2 Subdivision: Somerset Heights
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct [checked] Extend [] Alter/Renovate [checked]
Move [] Install [] Wreck/Raze []
Revision [] Repair [] Revocable []

CHECK ALL APPLICABLE:

- A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed []
Solar [] Fireplace [] Woodburning Stove [] Single Family [checked]
Fence/Wall (complete Section 4) [] Other: []

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [checked] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [checked] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- [] On party line/property line [] Entirely on land of owner [] On public right of way/ easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Handwritten signature

Signature of owner or authorized agent

4/30/18

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

835892

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing two story frame & stone house. Original Stone cottage form has been expanded and added on to over several previous owners. It appears some of the renovations would have been done in the 80's and predate existing historic standards that apply to Somerset Heights, such as a rear two story addition. The existing wood siding was replaced with vinyl siding and some original windows have been replaced with vinyl.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove existing vinyl siding throughout and replace with painted cedar siding to match the existing width and exposure. Replace a handful of non-original windows on the side and rear of the home as shown on the plans. Replace existing slate roof in kind with natural slate at the historic section of the home. Construct new Attic dormer at the rear of the home. Expand two existing non-original dormers at the rear of the house. Replace existing shutters in-kind (MK)

**THIS APPLICATION IS A REVISION APPROVED CASE NUMBER
35/36-18B**

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

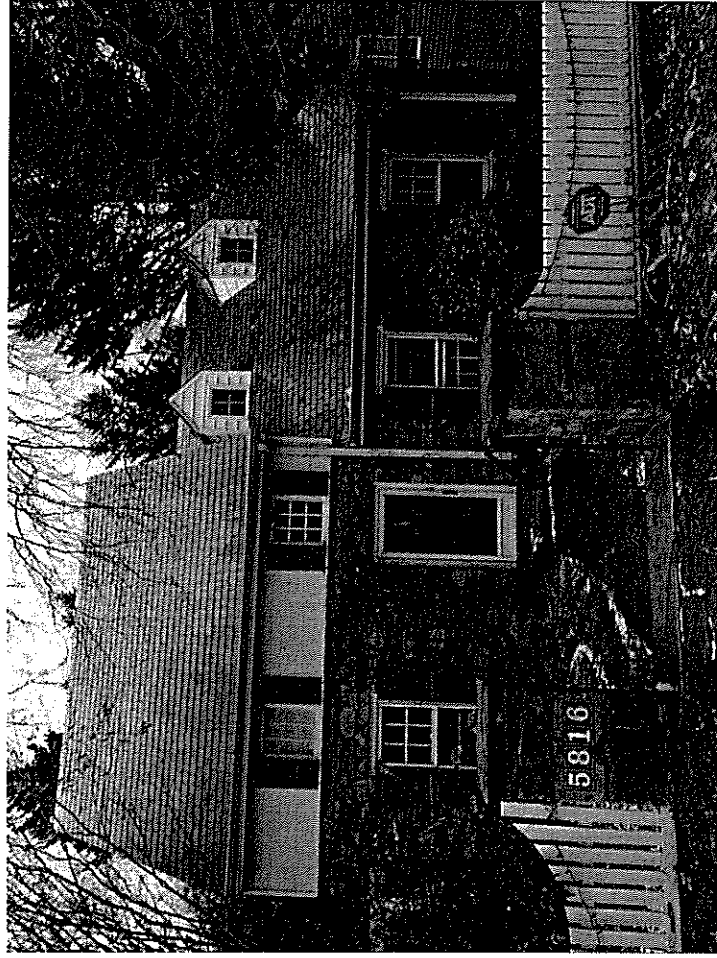
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC AREA WORK PERMIT APPLICATION

5816 Surrey Street
Chevy Chase, MD 20815



SCOPE OF WORK:

REPLACE EXISTING ROOF SIDING, GUTTERS, WINDOWS, FRONT DOOR, AND SHUTTERS ON EXISTING TWO-STORY SINGLE FAMILY HOME WITH BASEMENT AND ATTIC. EXPAND EXISTING REAR DORMERS AT SECOND FLOOR AND MODIFY EXISTING FRONT DORMERS. CONSTRUCT NEW DORMER TO MATCH SECOND FLOOR REAR DORMERS AT ATTIC LEVEL. CONSTRUCT NEW COVERED AWNING AT EXISTING REAR DOORS. LOWER EXISTING REAR STONE TERRACE ON GRADE. REBUILD EXISTING WINDOW WELLS

ADDRESS: 5816 Surrey Street
Chevy Chase, MD 20815

LOCATION: LOT 34, BLOCK 2

ZONING: R-60

HISTORIC DISTRICT: SOMERSET HEIGHTS

SETBACKS: FRONT: 25', SIDE: 8' & 10' (18' TOTAL), REAR: 20'
LOT AREA: 6,825 SF

ALLOWED: PROPOSED:
BUILDING HEIGHT: 35'-0" NO CHANGE
LOT COVERAGE: 35% NO CHANGE

BUILDING AREA:

	EXISTING:	PROP:	NEW:	ALTERED:
BASEMENT FLOOR AREA:	1,363 SF	1,363 SF	0 SF	0 SF
FIRST FLOOR AREA:	1,589 SF	1,589 SF	0 SF	0 SF
SECOND FLOOR AREA:	815 SF	850 SF	35 SF	153 SF
ATTIC FLOOR AREA:	165 SF	201 SF	36 SF	36 SF
TOTAL FLOOR AREA:	3,932 SF	4,003 SF	71 SF	189 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 4-15.



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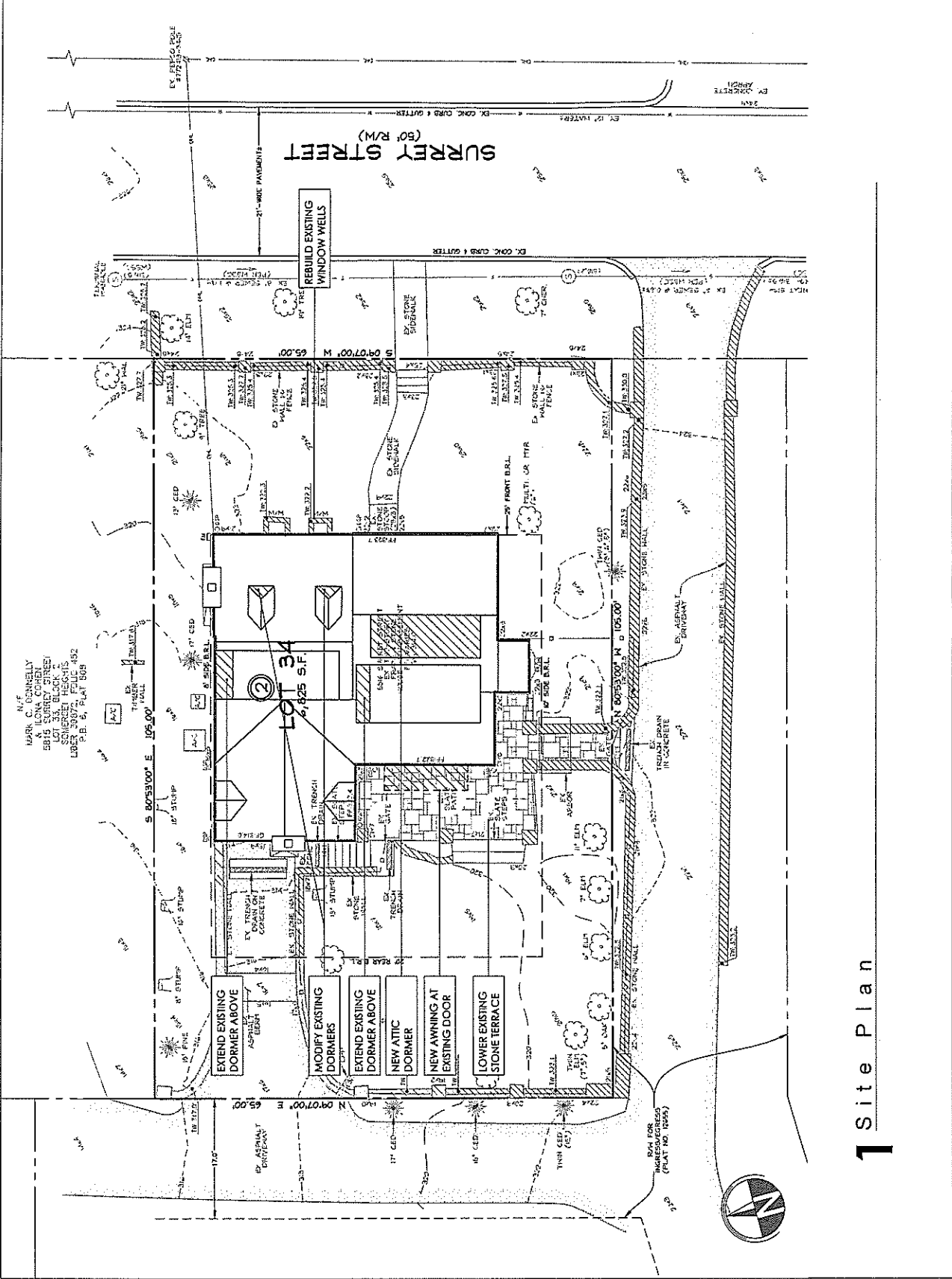
Cover

4.30.2018

ISSUE

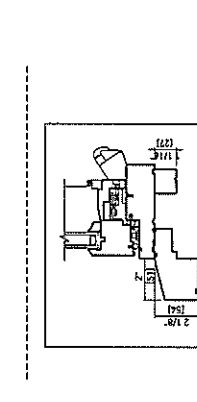
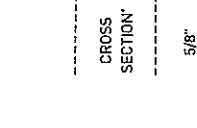
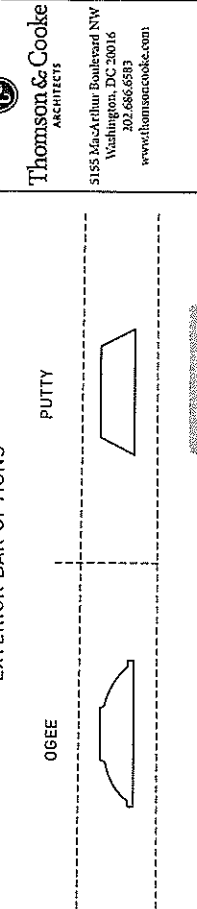
T1

Site Plan	
4.30.2018	Issue



1 Site Plan

Window Specifications	Issue
4.30.2018	



EXTERIOR BAR OPTIONS

OGEE

PUTTY

CROSS SECTION

5/8" [16]

3/4" [19]

PRODUCT FEATURES

STYLES

Double Hung, Single Hung, Radius Top and Cottage options.

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear finish exterior
- Insect screens
- Wood exterior windows are supplied with linen, bronze or sandstone screen frame at no additional charge. Screen frame color is matched to exterior finish on metal clad units.

HARDWARE

A selection of hardware finishes are available. See the Hardware in section A for more information.

PRODUCT FEATURES

STYLES

Traditional, Mission®, French Push Out models, Quarter Round, Full Radius and Camber Top options.

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear finish exterior
- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle, cover, and locks

HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple and StormForce™. StormForce™ is not available on all products.

SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm),
Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm),
Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.
METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nese & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce™. StormForce™ is not available on all products.

SIMULATED DIVIDED LITES (SDL)

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METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in Cyprum Collection (see section N).

GLAZING

Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce™. StormForce™ is not available on all products.

SIMULATED DIVIDED LITES (SDL)

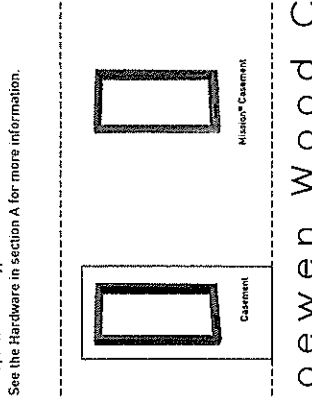
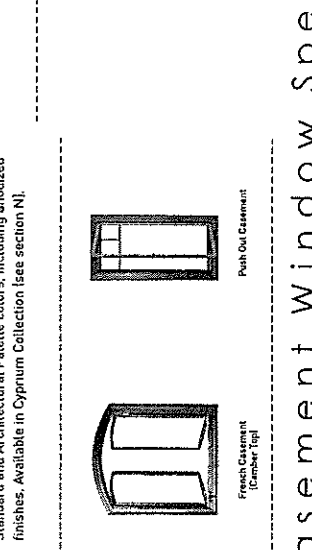
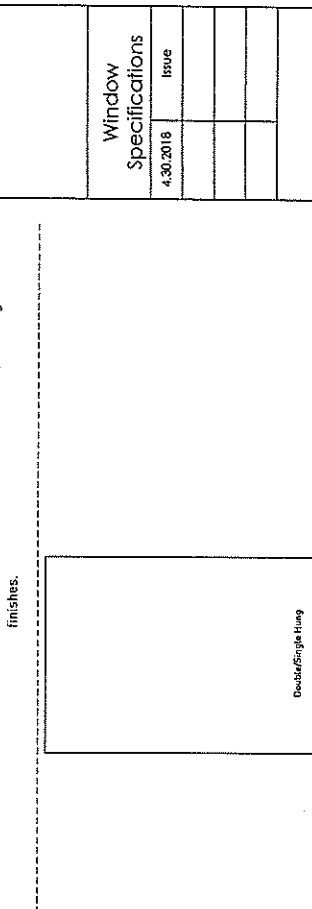
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METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in Cyprum Collection (see section N).





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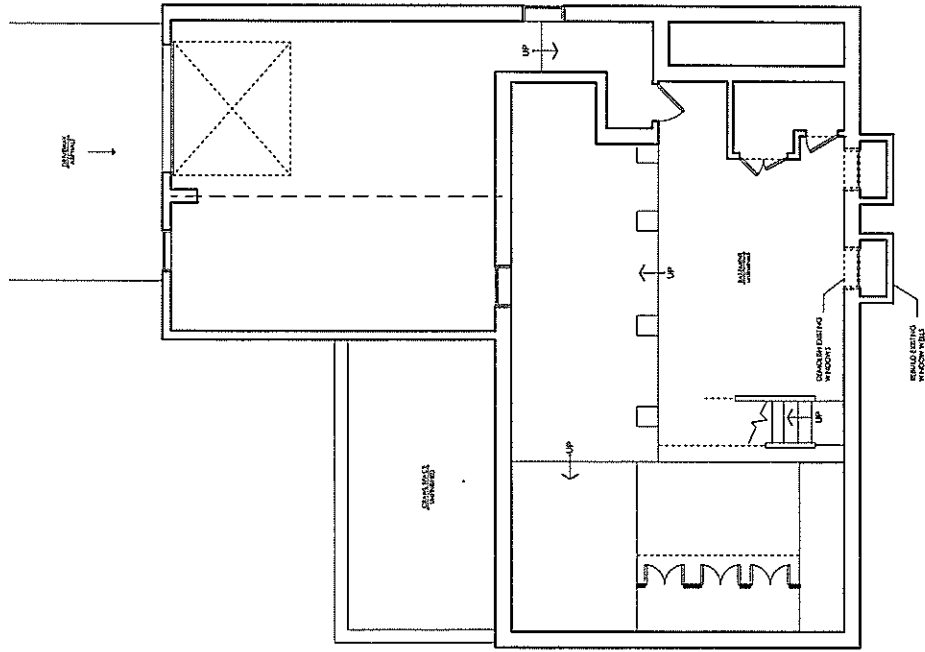
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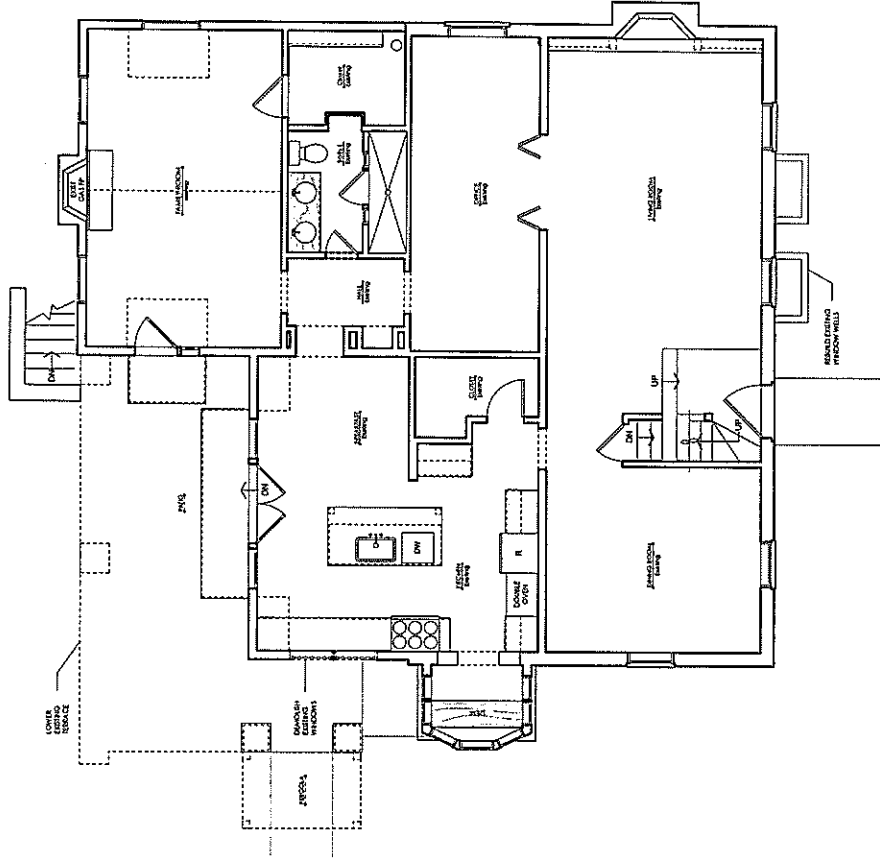
Basement & First
Floor Demolition
Plans

4.30.2018 Issue

D1

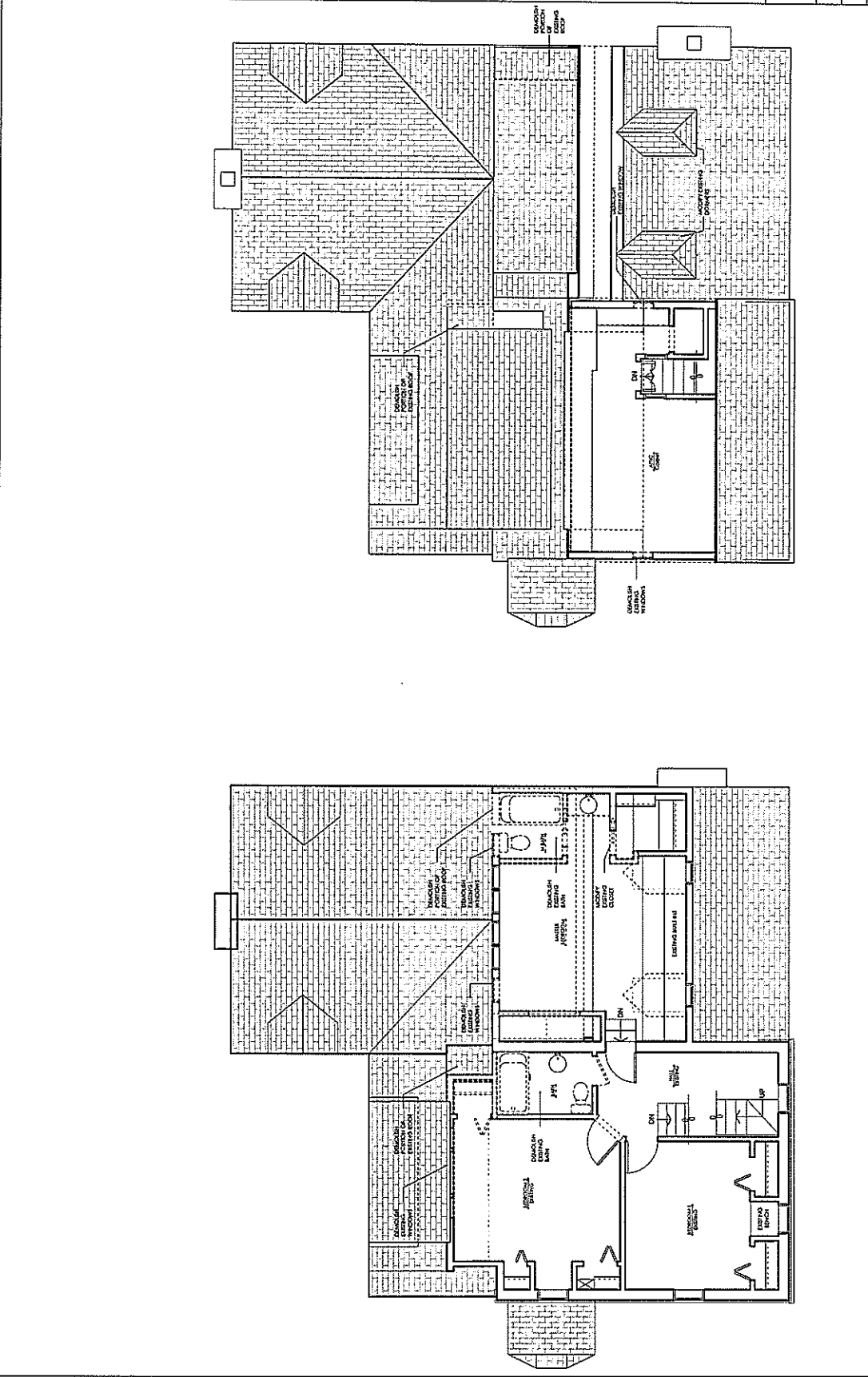


1 Basement Demolition Plan
1/8" = 1'-0"



2 First Floor Demolition Plan
1/8" = 1'-0"





1 Second Floor Demolition Plan **2** Attic Demolition Plan
 1/8" = 1'-0" 1/8" = 1'-0"



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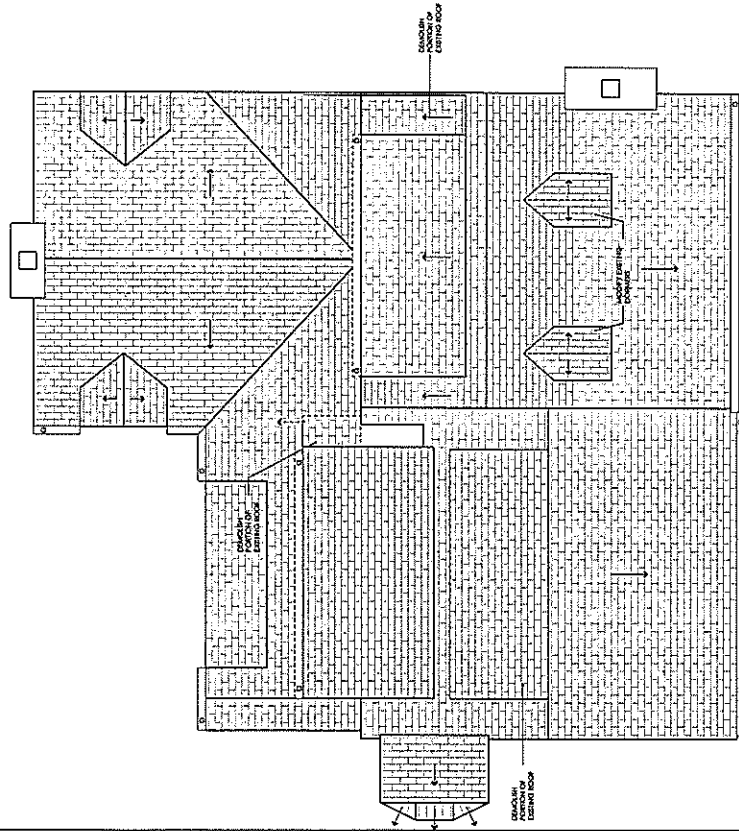
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Roof Demolition
Plan

4.30.2018 ISSUE

D3



1 Roof Demolition Plan
1/8" = 1'-0"



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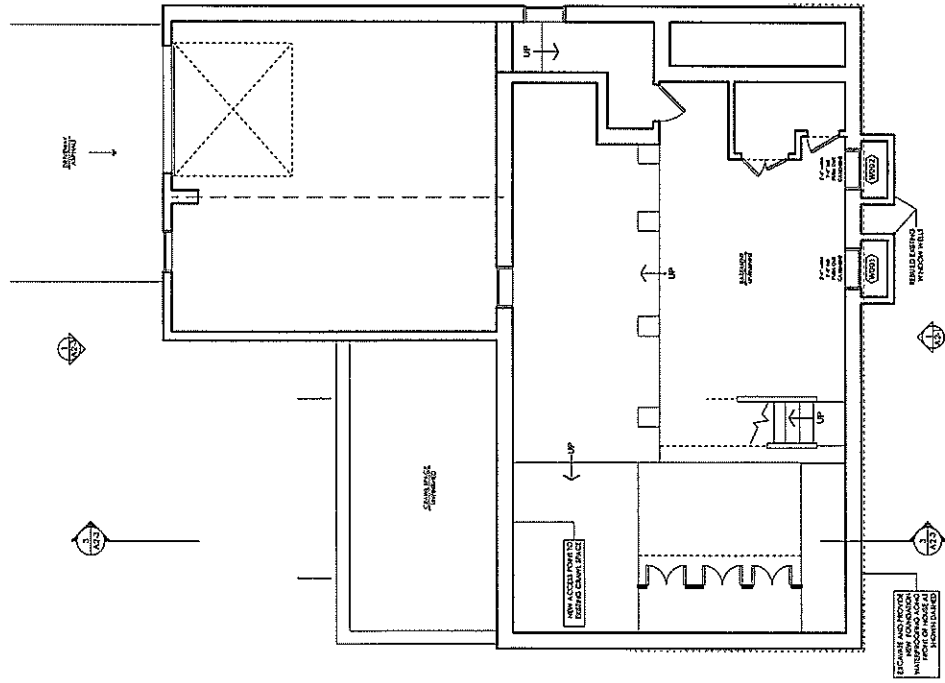
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Basement & First
Floor Plans

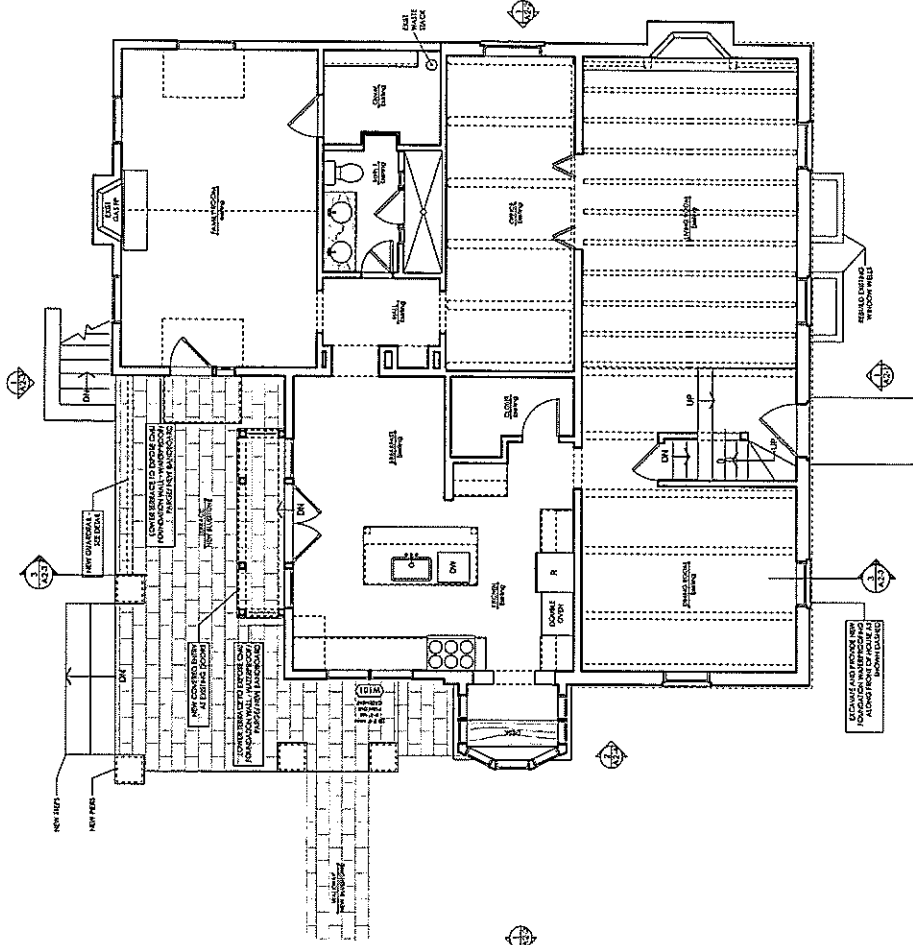
4.30.2018

ISSUED

A1-0



1 Basement Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"



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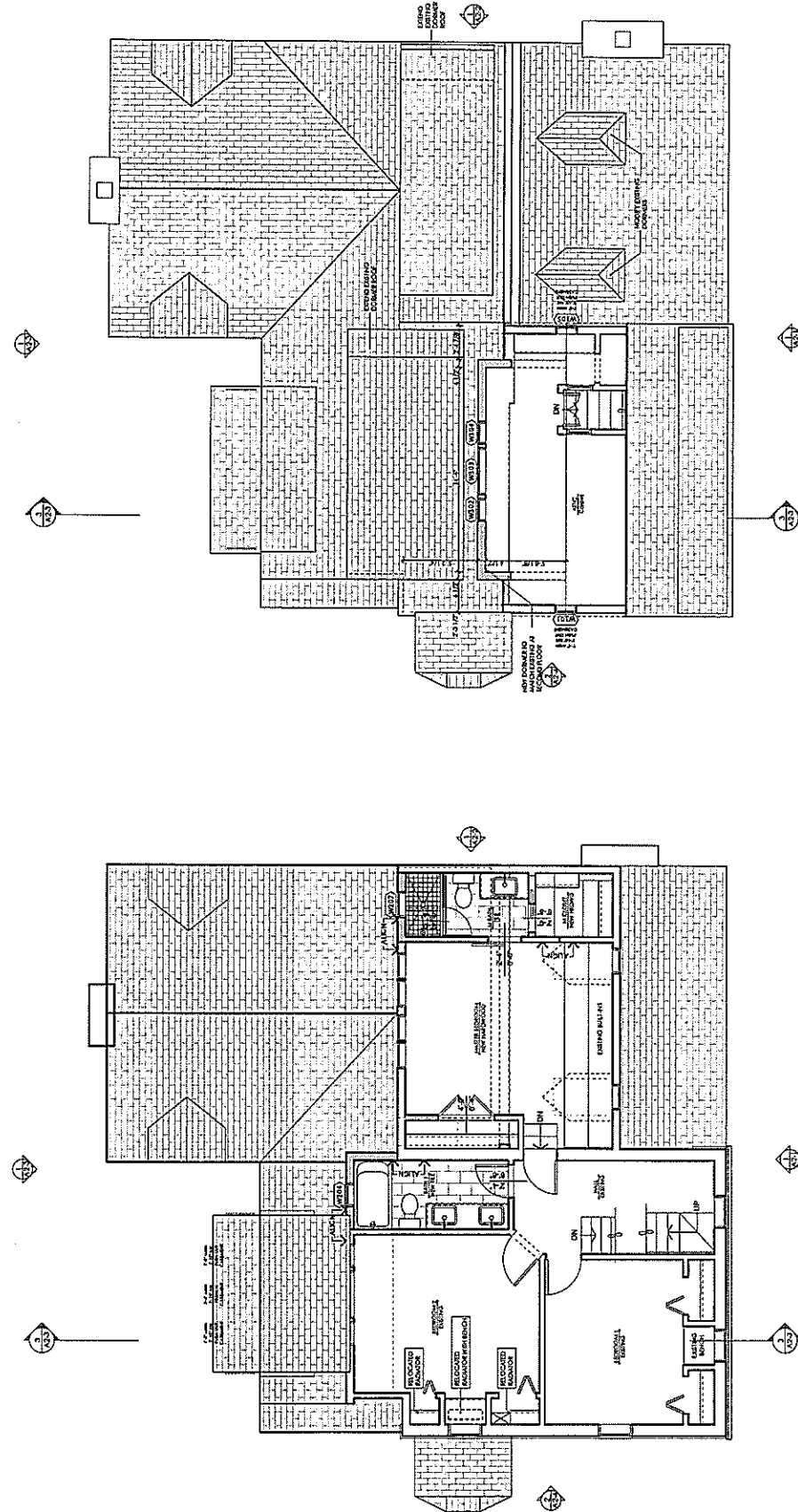
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Second Floor &
Attic Plans

4.30.2018	Issue

A1-1



1 Second Floor Plan
1/8" = 1'-0"

2 Attic Plan
1/8" = 1'-0"



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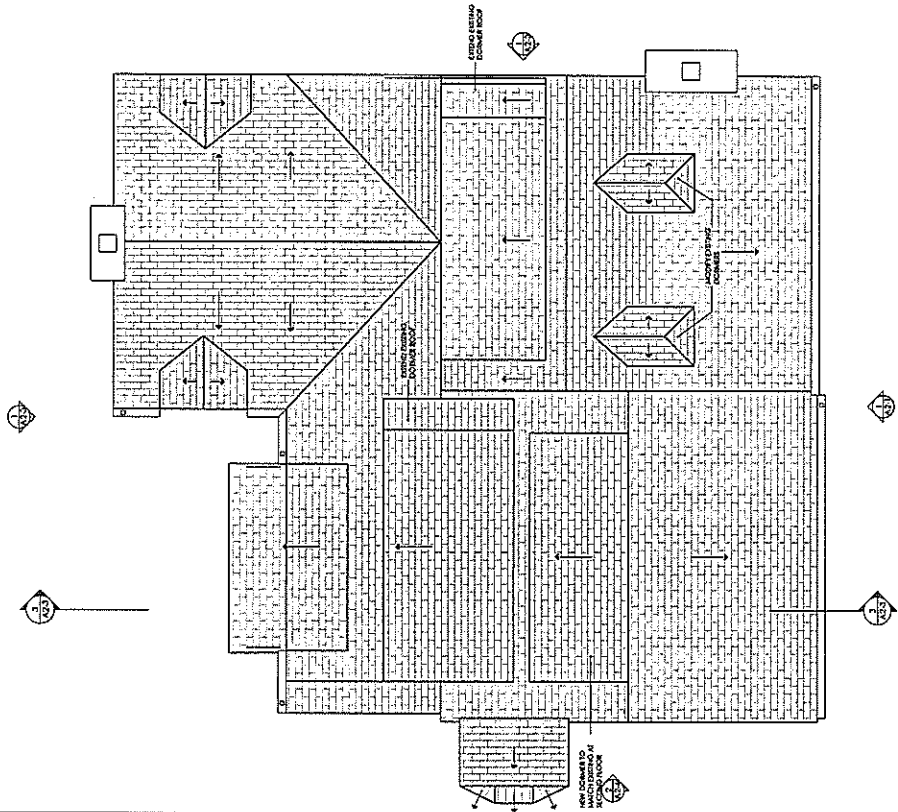
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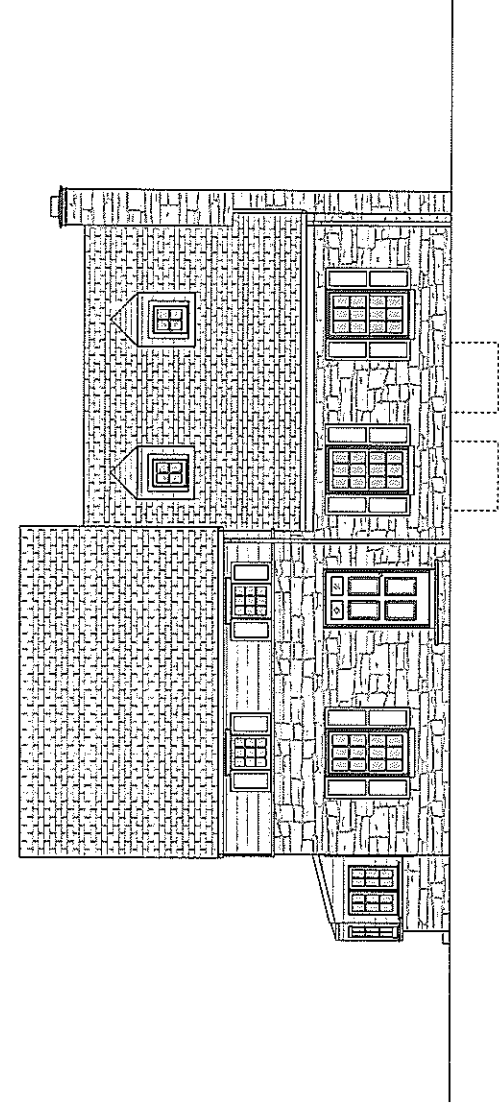
Roof Plan

4.30.2018 Issue

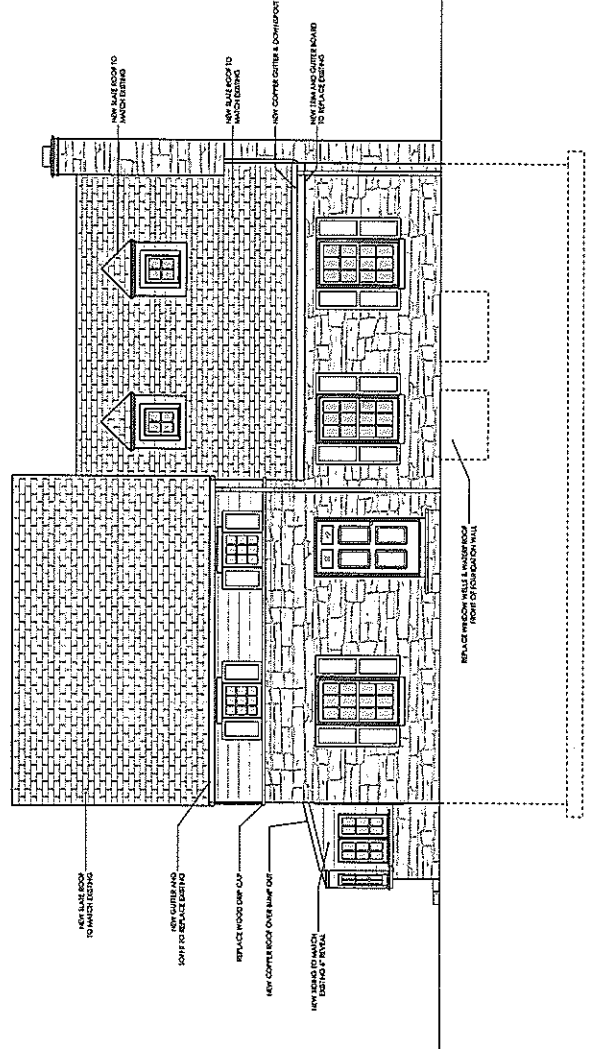
A1-2




1 Roof Plan
1/8" = 1'-0"



1 Existing Front Elevation
1/8" = 1'-0"



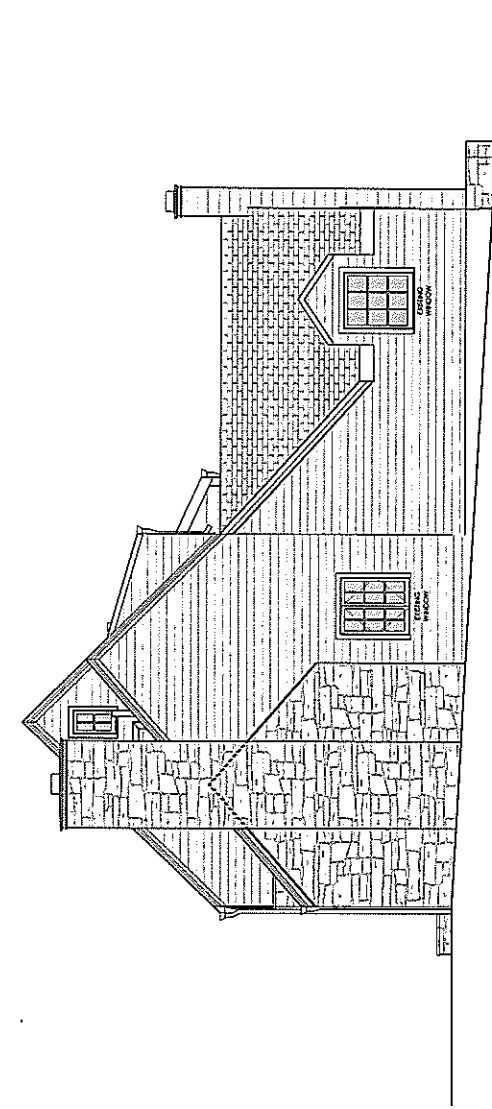
2 Proposed Front Elevation
1/8" = 1'-0"


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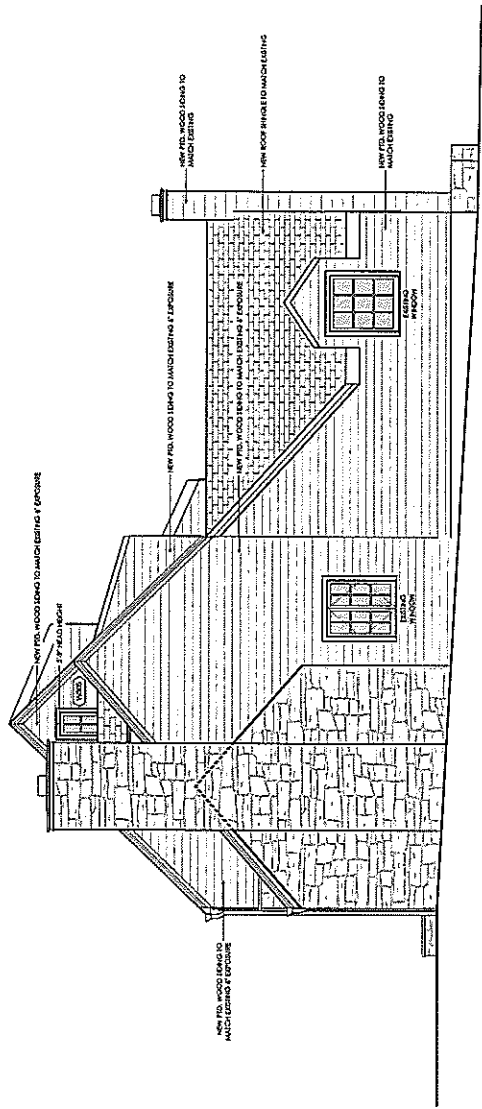
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Front Elevations	
4.30.2018	ISSUE


A2-1



1 Existing Right Elevation
1/8" = 1'-0"



2 Proposed Right Elevation
1/8" = 1'-0"


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Right Elevations	
4.30.2018	ISSUE

A2-2



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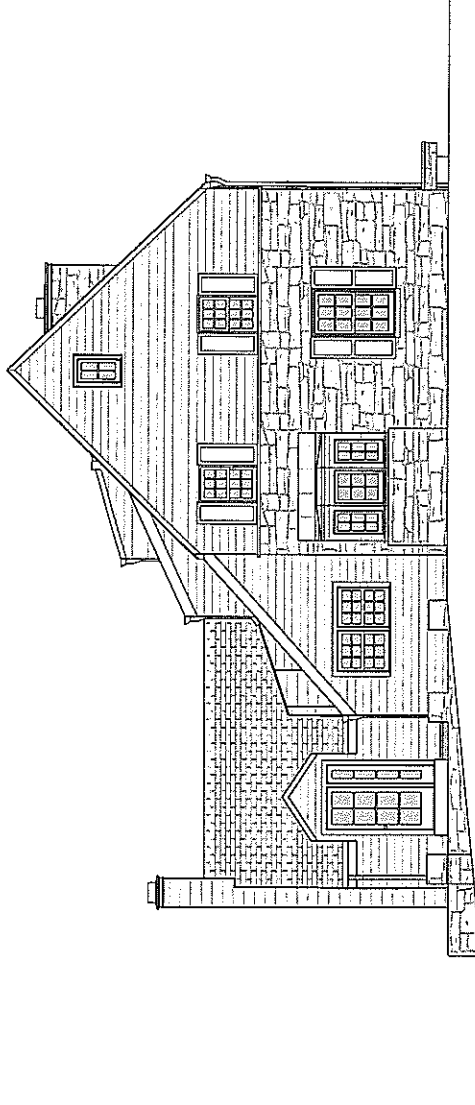
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Left Elevations

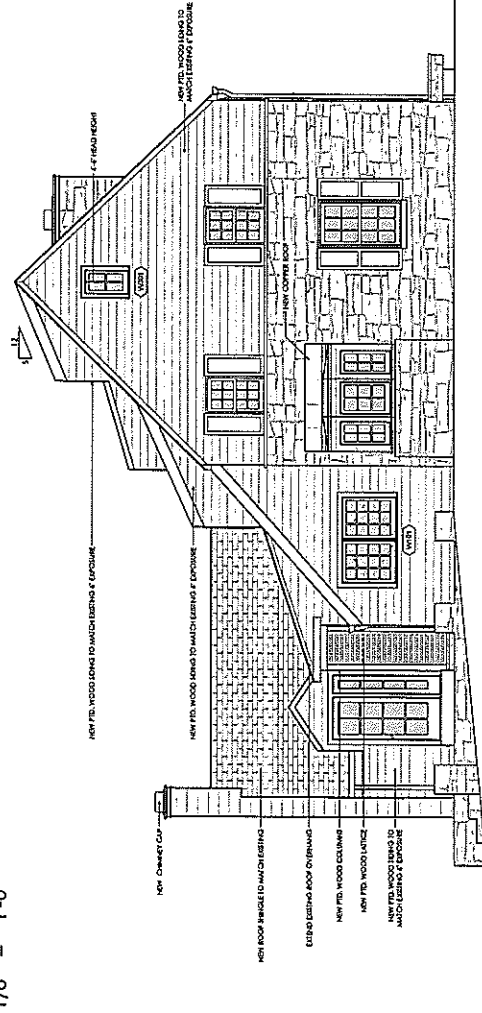
4.30.2018

Issue

A2-4



2 Existing Left Elevation
1/8" = 1'-0"



2 Proposed Left Elevation
1/8" = 1'-0"



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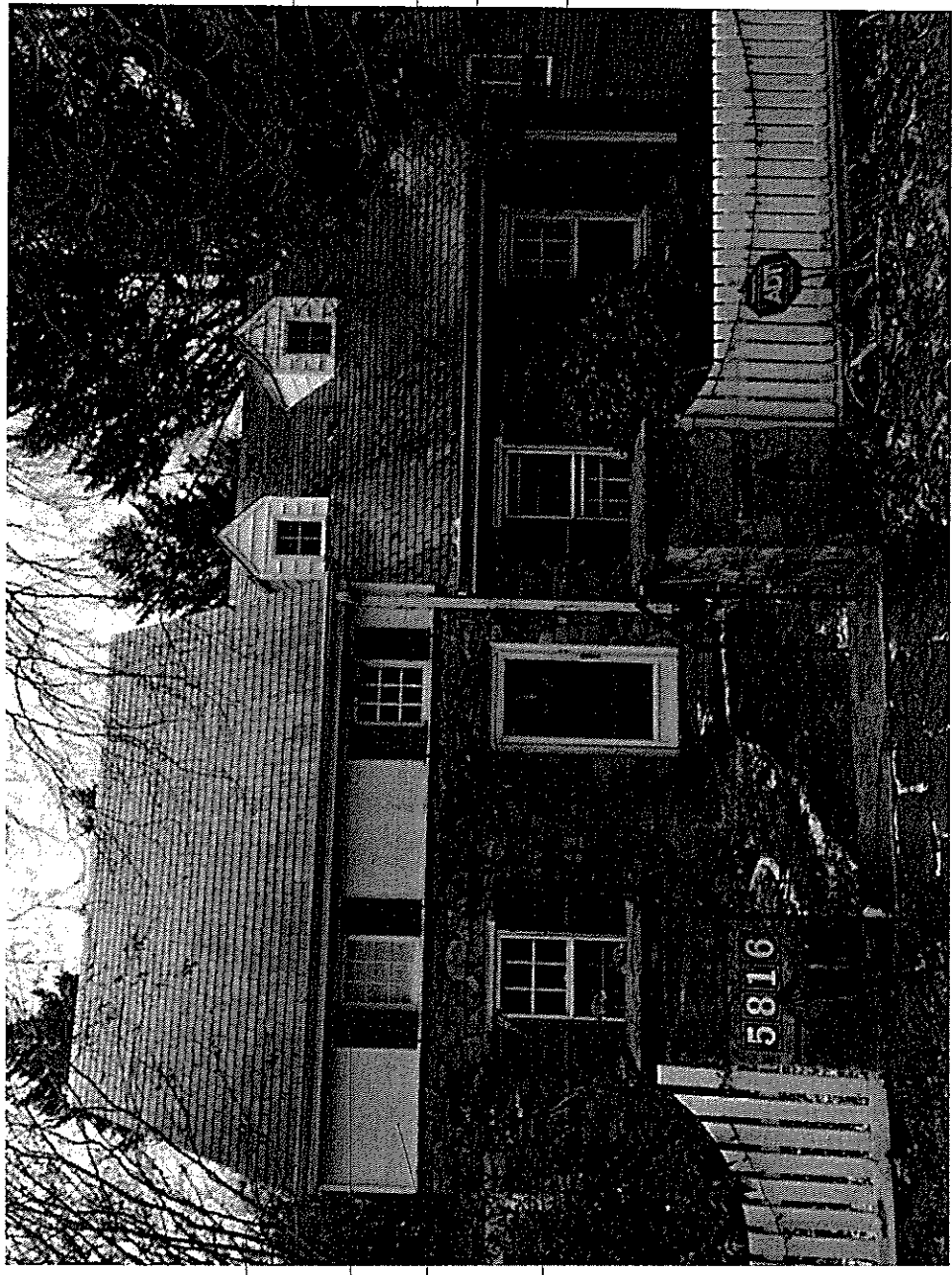
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Photo - Front
Elevation

4.30.2018
ISSUE

A3-1



NEW WHITE
HALF-ROUND GUTTERS

NEW PTD SHUTTERS

NEW PTD WIDE BOARD
SIDING TO MATCH
EXISTING

NEW PTD SHUTTERS

NEW PTD SIDING AND
ROOFING AT DORMERS

NEW SYNTHETIC
SLATE ROOF

NEW WHITE
HALF-ROUND GUTTERS

NEW SHUTTERS

1 Front Elevation



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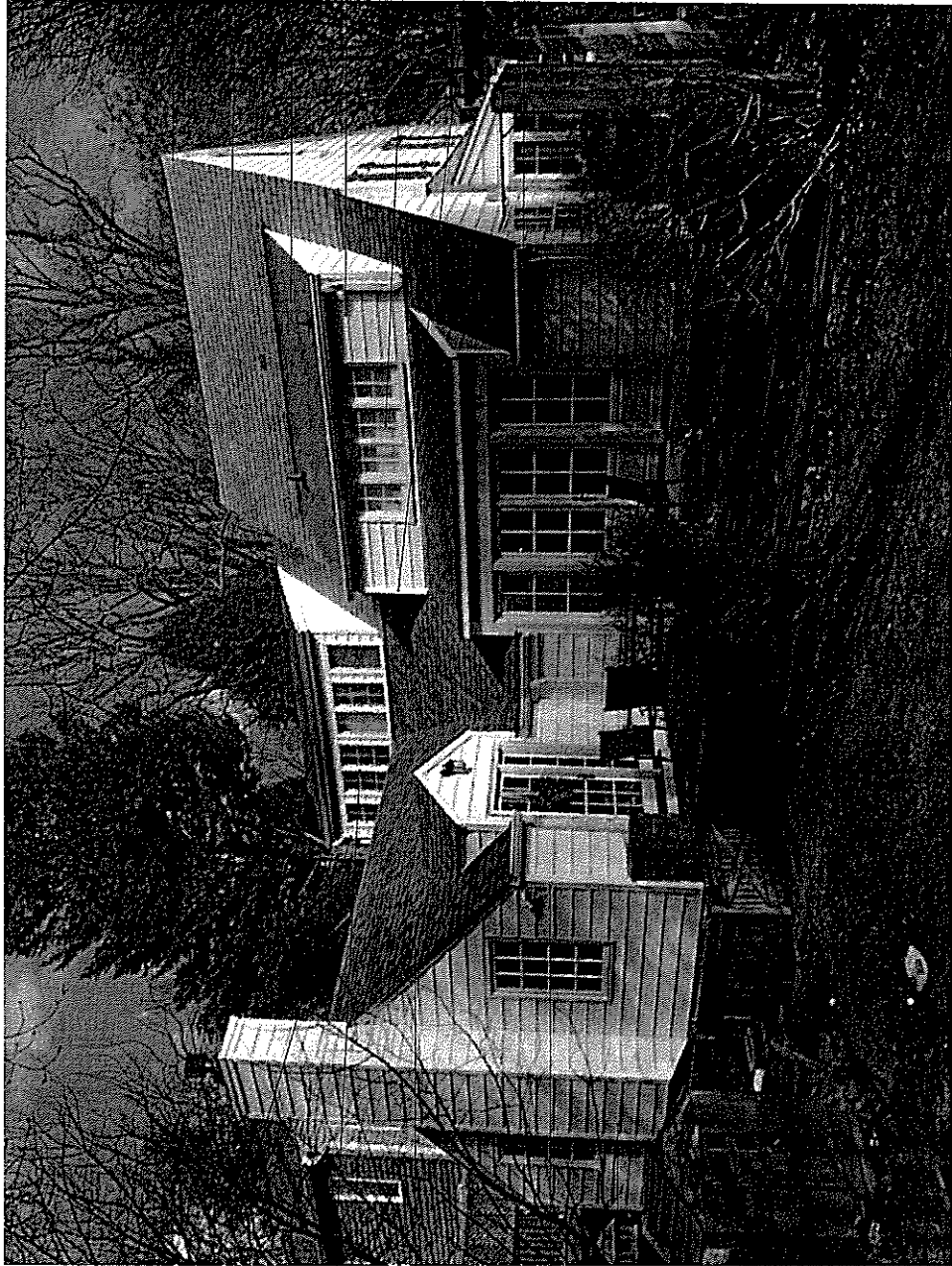
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Photo - Rear
Elevation

4.30.2018
Issue

A3-2



NEW SYNTHETIC SLATE ROOF

NEW ATTIC DORMER
TO MATCH EXISTING

NEW SHINGLE ROOF

NEW PTD SIDING

NEW PTD WOOD
WINDOWS @ DORMER

EXPAND EXISTING DORMER

NEW WHITE
HALF-ROUND GUTTERS

EXPAND EXISTING
DORMER

NEW PAINTED
WOOD WINDOWS @
DORMER

NEW ASPHALT ROOF

NEW WHITE
NEW WHITE
HALF-ROUND GUTTERS

NEW PTD SIDING

1 Rear Elevation



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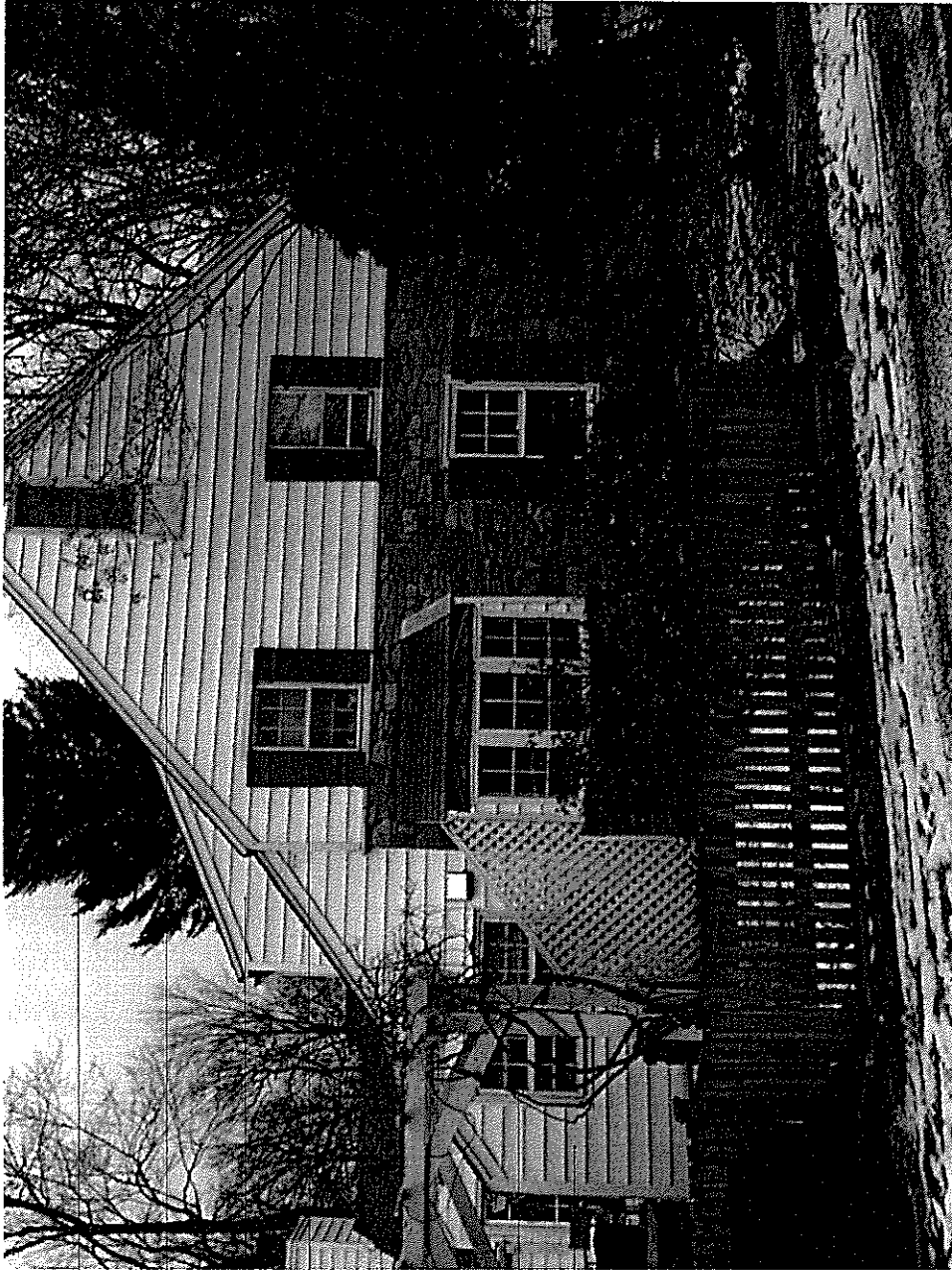
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Photo - South
Side Elevation

4.30.2018 Issue

A3-3



NEW ATIC DORMER TO
MATCH EXISTING

NEW PAINTED SIDING

NEW PAINTED SIDING

NEW PTD SHUTTERS

NEW PAINTED WOOD
WINDOWS @ THIS
LOCATION

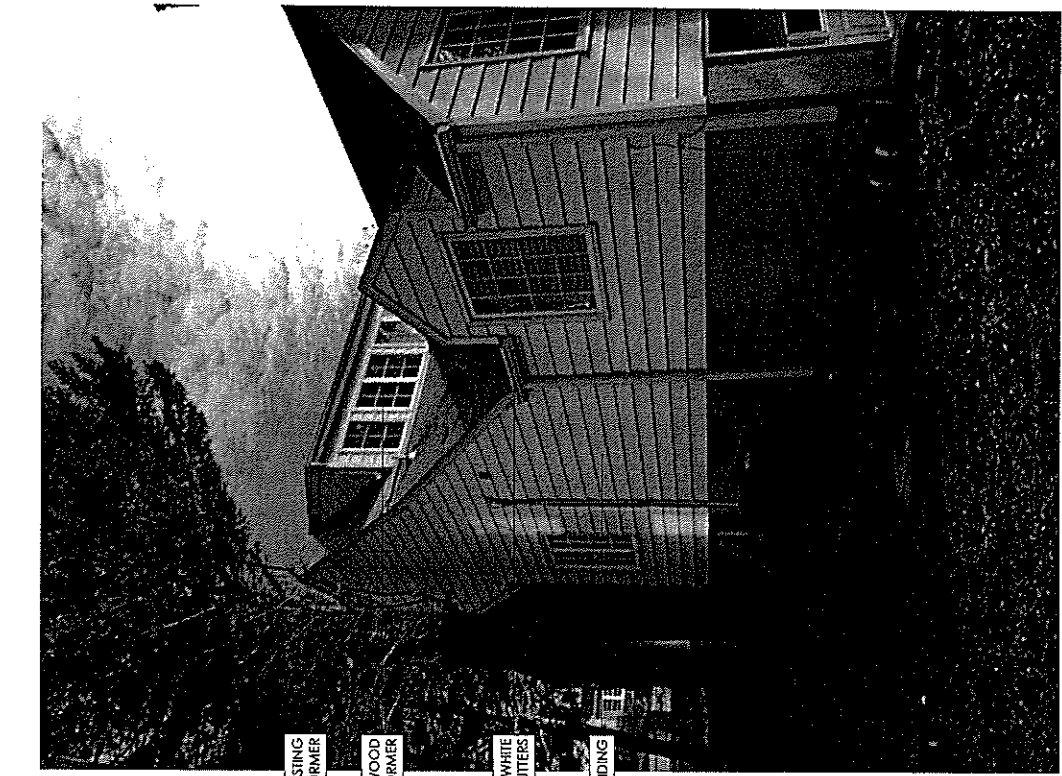
NEW PAINTED SIDING

NEW PTD WOOD WINDOW
TO MATCH EXISTING

NEW PTD SIDING

NEW PTD SHUTTERS

1 South Elevation



EXTEND EXISTING DORMER


NEW PAINTED WOOD WINDOWS @ DORMER

NEW WHITE HALF-ROUND GUTTERS

NEW PTD. SIDING



1 North Elevation


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Photo - North Side Elevation	
4.30.2018	Issue

A3-4

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 5816 Surrey Street Chevy Chase, MD 20815	Owner's Agent's mailing address 5155 MacArthur Blvd NW Washington, DC 20016
Adjacent and confronting Property Owners mailing addresses	
5818 Surrey Street Chevy Chase, MD 20815	5804 Surrey Street Chevy Chase, MD 20815
5812 Surrey Street Chevy Chase, MD 20815	5809 Surrey Street Chevy Chase, MD 20815